

IV EXISTING FACILITIES

Overview

The Main House at Ridge Hill was built in 1906 as a summer estate / hunting. The 8,993 square foot building (including a 1,324 square foot basement) has most recently been used for functions such as meetings, conferences, weddings and other social gatherings for up to 150 people.

The house is a two-story wood framed structure, clad with tan-painted stucco. There is a crawl-space (1,690 square feet) under the main function rooms, and a full basement (1,324 square feet) under a portion of the “ell” wing that contains the kitchen and service areas.

Architectural Features

The building does not fall into any particular building style, although it is reminiscent of both the Italianate (deep eaves and stucco walls) and Mission / Prairie (stucco, deep sheltering overhangs, multi-ganged windows, and stark, dark, linear interior detailing) styles.

Building Envelope

The following is based on visual inspection of the building. An envelope study of the Ridge Hill Reservation Buildings (by Russo Barr Associates, Inc.) was completed in September 2006. Some of the following information is from that report.

Roof

The hipped slate roof consists of a graduated slate roofing system: the slates are graduated according to thickness, size, and exposure—the thickest and largest slate being laid at the eaves and the thinnest smallest at the ridge—in order to provide a visual effect, making the structure seem larger.¹

The main roof is approximately 36” inches higher than the roof over the service wing. The eaves with stucco soffits are 31” deep.

The roofs over the sun room, first floor toilet room and vestibule are also slate with smaller overhangs: 15” at sun room and 12” at other roofs.

¹ Russo Bar Associates, Inc., Building Envelope Repair Project, Ridge Hill Reservation, Sept. 2006, page 2.



Figure 4.1 East Elevation.

The wooden rake board at the sun room has deteriorated. A recent repair to the wood fascia and stucco is evident on the eastern portion of the main house roof.



Figure 4.2 Slate roof and central brick chimney of main house.

Penetrations in the roof include three chimneys and numerous vent pipes.

The envelope study reported that the overall roofing system appears to be in good condition, although individual slates were loose or missing.

Gutters / Downspouts

Gutters follow the perimeter of the roofs and 6 rain leaders are provided. With the exception of one short run of copper gutter on the north side of the main house, the gutters on the building are aluminum gutters. There are no gutters on the sun room, vestibule or toilet room roofs.



Figure 4.3 Effects of water backsplash at base.

The envelope study mentions the possible inadequacy of the existing residential-sized gutters on portions of the building, as contributing to water damage on the stucco wall near grade level. The gutter along the southern edge of the roof appears to have been bent and would need repair. Additionally, some leaders have become disengaged from the gutter.

Stucco Walls

The exterior walls and roof soffits are a painted stucco finish. Based on visual inspection, the walls appear to be in fair condition, with evidence of water damage, particularly along the base and 9" high water table due to backsplash and where gutters are leaking. Further investigation will be



Figure 4.4

Clockwise from top left: Typical stucco eave and soffit detail and disengaged aluminum leader from aluminum gutter; copper gutter; ivy on stucco chimney base; disengaged leader from drainage sleeve; damaged stucco base; pvc pipe leader extender.



Figure 4.5 West facade from former tennis court. Note the three chimneys.

needed to determine the condition of the wall assembly behind the stucco. Ivy has been allowed to grow on the northwestern wall and chimney of the main house.

Masonry

The two existing brick chimneys (a third is stucco) will require complete repointing due to deteriorated mortar joints and evidence of prior attempts at partial repointing.²

Windows

Single glazed double hung painted exterior wood windows (82) are used throughout the house. All the windows on the second floor are the same size (2'4" x 5'0") with sill heights 27.5" above the

² Russo Bar Associates, Inc., Building Envelope Repair Project, Ridge Hill Reservation, Sept. 2006, page 2.



Figure 4.6 View from northwest showing intersection of wing and main house, and sun room.

finished floors. Most of the windows on the first floor are the same width, but one foot taller (2'4" x 6'0"), with sill heights at 27". The windows in the sun room at the west of the building are about 4 feet wide (4'0" x 6'0"). Two fixed picture windows are located in the vestibule.

Light Configurations

The windows in the main building have no mullions, their light configuration being 1-over-1. The windows in the service wing are 4-over-1 with the exception of the eastern facing façade windows that are 1-over-1.

Storm / Insect Screen Units

Most of the double hung units have aluminum combination storm windows (brown), with an insect screen panel. Should the storm units remain, an inventory would need to be completed to verify the presence of all glass and storm panels, and their operability. Several panels were difficult to move up and down, while others moved easily.

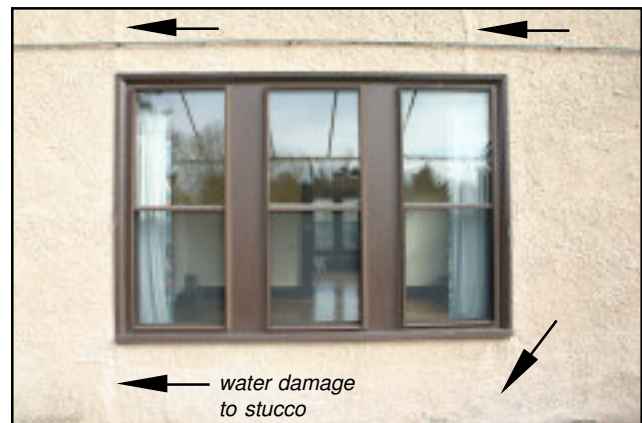


Figure 4.7 Typical set of windows in main house. Note single pane sash. Also note areas of water damage to stucco.

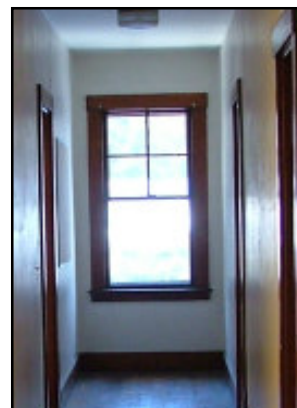


Figure 4.8 Typical light configuration, 4 over 1, of windows in service wing.

Doors

There are at total of 9 exterior doors: three sets of decorative wood doors (diamond mullion pattern) with single glazing lead to the terrace (5'0" x 8'0" – two leaves at 30"); one storefront aluminum double door is at the vestibule (5'0" x 7'0" – two leaves at 30"); one wood single glazed door with wooden screen door from the sun room to the terrace (3'6" x 8'0"); one wood door and transom with aluminum storm / screen door on the east leading to the kitchen (2'6" x 6'8"); one wood service door with a 1/2 light at the north (3'-0" x 6'8"); one wood door to the screened porch at the north; and one wood door on the second floor leading to the fire escape on the south façade.

Note: Any doorways on an accessible route (ingress or egress) should have a minimum clear width of 32". Therefore the 30" door leaves at the double doors could not be part of an accessible route unless they were replaced with appropriate sized units.

Top right: Figure 4.9 Sun room door to terrace..

Above, right: Figure 4.10 Typical decorative double door to terrace from public function room.

Right: Figure 4.11 Service door from on north side of wing.

Bottom right: Figure 4.12 View of house from northeast showing service wing.

Below: Figure 4.13 Wood door from second floor to fire escape on south facade.



Figure 4.14
Existing Elevations

11x17

Figure 4.15
Existing Plans

11x17

Terrace

Flooring

The brick terrace, located along the southern and western perimeter of the public function rooms, is about 6" lower than the finished floor level. The pattern is running bond run perpendicular to the house, changing directions along the miter at southwestern corner. One running course runs adjacent to the walls interrupted by a soldier course at the door sills. A header course runs along the edge of the sun room.

There are numerous uneven areas where the substrate appears to have eroded, particularly adjacent to the building.

Parapet Walls / Steps

The parapet wall and steps from the terrace to the grounds are concrete. The wall runs along the perimeter of the terrace interrupted by three openings for the steps – one on each side. The parapet wall continues around the sun room west elevation.

The 17" deep walls appear to be concrete parged over substrate (likely to be brick) with a 6 1/2" thick precast cap that has a 1" overhang. The top of the cap is +/-29" above the terrace. Areas of the wall and caps are cracked and spalling and will require restoration.



Figure 4.16 West terrace steps. Note cap spalling and wall deterioration.



Figure 4.17 South terrace looking east.



Figure 4.18 South terrace looking west. Note overgrown weeds on southern edge of wall.



Figure 4.19 West terrace wall, continuing under west sun room wall.



Figure 4.20 a & b: Damaged precast cap and parged wall.

Interior

First Floor

The first floor (4,043 square feet) is divided into two areas: the public function area and the service area.

Public Areas

The public area contains the two main function rooms and a sun room (each containing a fireplace), a toilet, coat closet, entry vestibule, and a wood-paneled open stair leading to the second floor. A brick terrace, with access from each of the three public rooms above, wraps around the southern and western sides of the main building. The ceiling height in the main two rooms is 11'-8" and 8'-10" in the sun room.



Figure 4.21 Sun room.



Figure 4.22 Public function room east looking southwest.

Service Area

The service area, located in the "ell" service wing, contains two separate entrances, two kitchen areas – one which has a freestanding iron stove, a toilet room, a closet under the grand stair landing, access to the basement, a living room area (with a wood stove), a screened porch and a service area. A back stair to the second floor is located in the living room. The ceiling height in the service wing is 8'-10".



Figure 4.23
Commercial gas
range in kitchen.



Figure 4.24 Kitchen. View to east out window to drive.



Figure 4.25 Public function room west looking southwest.

Second Floor

The second floor (3,626 square feet) contains numerous smaller rooms. At the top of the open stair is a hallway leading south and a short hall to the west. Two larger rooms – each with a fireplace – are located over the western portion of the floor (used as storage for the Conservation Commission and the Girl Scouts) while two smaller rooms and a toilet are located on the eastern side and currently serve as bridal rooms. Also on the west side are a smaller room and another toilet room. The enclosure for an abandoned elevator lift to the main function room is located on this hallway. Some smaller storage and linen closet service rooms are located in the hall leading to the service wing.

The service wing, is five steps (36”) lower than the main second floor and contains a series of six small lodging rooms that flank the hallway (three on each side), a toilet room, linen closet, storage room and access to the 1st floor and attic stairs.

The ceiling height throughout the second floor is 8’-10”.



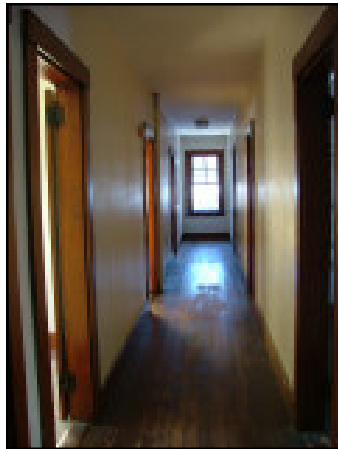
Figure 4.29 Second floor with fireplace.

Basement

The partial basement is located primarily under most of the service wing and partially under the public areas, with a crawl space under most of the main public area. The concrete floor is approximately 9’ - 4 1/2” below the first floor level.

The foundation walls are rubble stone and four additional brick piers help support the structure above. Piers also support the main house within the crawl space. The mechanical equipment and primary electrical panels are located in the basement.

A bulkhead is located on the western side of the basement at the edge of the north wall.



Above left: Figure 4.26 Second floor wing corridor.

Left: Figure 4.27 Stairs connecting the second floor of the main house with the second floor of the wing.

Below left: Figure 4.28 Basement crawl space.

Below: Figure 4.30 Rubble stone foundation wall.



Vertical Circulation

Stairs

An open stair - with painted wood treads, risers and wood paneling - leads from the first floor public function room to the second floor.

A second set of stairs – clear finish wood treads and risers - is located in the service wing: from the kitchen it descends to the basement and from the living room it ascends to the second floor. Another flight provides access to the attic from the second floor.

Elevator Lift

An abandoned elevator lift, not original to the house, connects the east public function room to the main portion of the second floor.

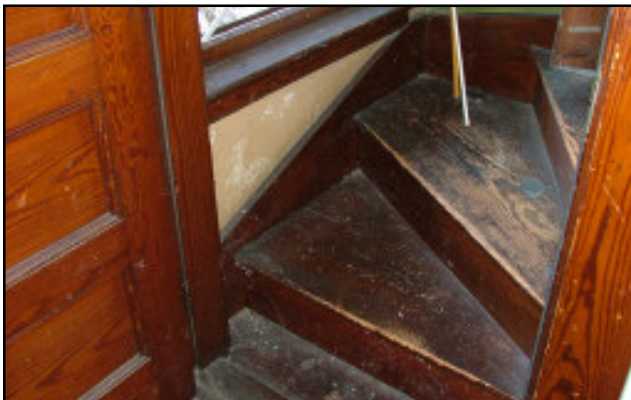


Figure 4.30 Open stair.

Figure 4.31 Detail of elevator lift at ceiling of first floor.



Figure 4.32 Stair to attic.



Walls and Ceilings

The walls and ceilings on the first and second floors are plaster over lath over wood framing. Peeling paint is evidence of water damage in the ceiling of the public function room. A painted wood wainscot lines the eastern public function room and continues up the open stair while the sun room walls are completely wood paneled. Wood trim and exposed beams are painted in the main house and dark stained in the service wing.

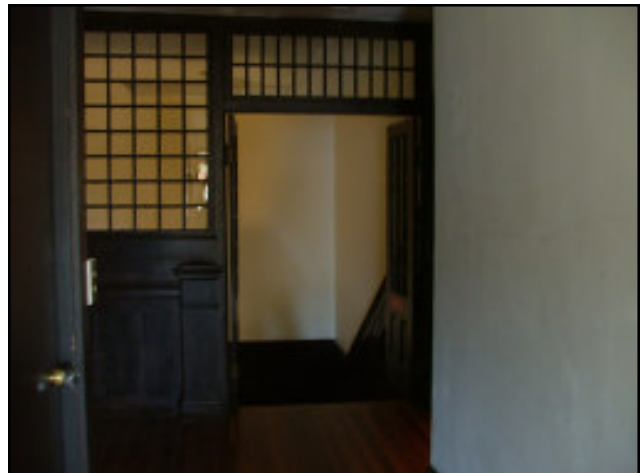


Figure 4.33 Water damage to wall and ceiling.



Figure 4.34 Painted wood wainscot in public function room east.

Figure 4.35 Wall/door at top of grand stair.



Floors

The two public function rooms are strip maple floors. The sun room is carpeted. The kitchen has sheet vinyl and the living room is carpeted. The second floor is wood. The flooring in the toilet rooms is sheet vinyl. The vestibule is brick.

Doors

The interior doors are paneled wood doors and are 32” x 6’-8”. There are two pocket doors between the east and west function rooms, each 72” wide x 96” tall. A double door, each door 30” wide leads to the sun room.

Fireplaces / Wood stoves

There are five fireplaces and one wood stove in the building. Two fireplaces are located in the public function rooms on the first floor (sharing the same chimney), one is in the sun room, and two are on the second floor in the western rooms of the main house. The wood stove is located in the living room of the service wing on the first floor.



Radiators

Steam heat radiators are located under benches in the public function rooms. The radiators in the



Figure 4.41 Bench radiator detail.

sun room are encased with radiator covers on the south wall flanking the door to the terrace.



Figure 3.42 Public function room showing bench radiator covers.

Left: Figure 4.36 Fire place mantel and surround in east public function room.

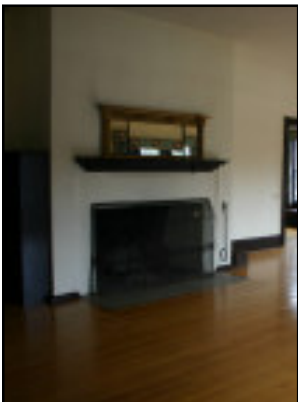
Below from left:

Figure 4.37 Sun room fireplace.

Figure 4.38 Second floor fireplace in southwest room.

Figure 4.39 Fireplace in public function room west.

Figure 4.40 Wood stove.



Toilet Rooms

There are two toilet rooms on the first floor, one serving the public function room and one off the wing. Two toilet rooms and one bathroom are located on the second floor. New handicap accessible accommodations will be required for the new center.

Lighting

The building is lit by ceiling surface mounted fixtures. The two main public function rooms each have two chandeliers. All new wiring and lighting is recommended.

Heating

The building currently has an oil-fired boiler for the steam heating system. The new center will require a complete new heating, ventilation and air conditioning system. The existing system should be abandoned.

Hazardous Materials

It is likely that there are hazardous materials in the building, particularly in the basement. Pipe and boiler insulation is likely to contain asbestos. Glazing compound in the windows may also contain asbestos.

A hazardous materials investigation and analysis must be performed prior to or during the construction document phase to determine the exact scope.



Figure 4.44 Pipe insulation in crawlspace.



Figure 4.45 Insulation at abandoned boiler.